099.0	0004	0003.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	728,100 /	728,100
					USE VALUE:	728,100 /	728,100
					ASSESSED:	728,100 /	728,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
235		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIRIN EVREN
Owner 2:	SIRIN YAMAN FUSUN
Owner 3:	
Street 1:	235 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROSSETTI LOUIS F JR--ETAL -
Owner 2:	ROSSETTI ROBERTA A -
Street 1:	235 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,270 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 1754 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7270.000	280,500	900	446,700	728,100
Total Card	0.167	280,500	900	446,700	728,100
Total Parcel	0.167	280,500	900	446,700	728,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.01 | /Parcel: 415.0

Legal Description

User Acct

64566

GIS Ref

GIS Ref

Insp Date

10/05/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 099.0-0004-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	280,500	900	7,270.	446,700	728,100	728,100	Year End Roll	12/18/2019
2019	101	FV	234,600	0	7,270.	446,700	681,300	681,300	Year End Roll	1/3/2019
2018	101	FV	234,600	0	7,270.	382,900	617,500	617,500	Year End Roll	12/20/2017
2017	101	FV	234,600	0	7,270.	357,300	591,900	591,900	Year End Roll	1/3/2017
2016	101	FV	234,600	0	7,270.	306,300	540,900	540,900	Year End	1/4/2016
2015	101	FV	220,600	0	7,270.	274,400	495,000	495,000	Year End Roll	12/11/2014
2014	101	FV	220,600	0	7,270.	254,000	474,600	474,600	Year End Roll	12/16/2013
2013	101	FV	220,600	0	7,270.	242,200	462,800	462,800		12/13/2012

!8033!

PRINT

Date	Time
12/10/20	22:37:27

LAST REV

Date	Time
07/25/19	09:23:04

apro

PAT ACCT.

8033

USER DEFINED

Prior Id # 1:	64566
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSSETTI LOUIS	53581-305		9/24/2009		488,000	No	No		
	10622-361		8/28/1964		99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/7/2018	1106	New Wind	8,600	C				
3/24/2016	321	Redo Bat	19,280					remod 1st +2nd Fl
10/29/2009	1076	Re-Roof	6,200					
10/15/1996	552		16,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	Meas/Inspect	BS	Barbara S
3/9/2009	Meas/Inspect	163	PATRIOT
11/30/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
7/26/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7270		Sq. Ft.	Site		0	70.	0.88	4									446,672						446,700	

Total AC/HA: 0.16690 | Total SF/SM: 7270 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 446,672 | Spl Credit | Total: 446,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	90866
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344616
Depreciation:	64099
Depreciated Total:	280518

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

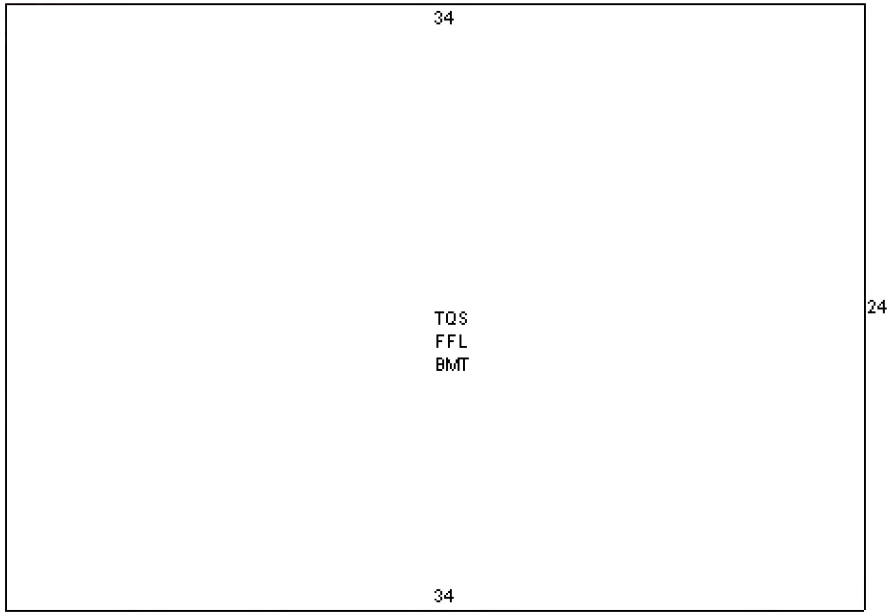
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	125.00
Final Total:	280500	Val/Su SzAd	196.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	62.930	51,351
FFL	First Floor	816	141.740	115,656
TQS	3/4 Story	612	141.740	86,742

Net Sketched Area:	2,244		Total:	253,749	
Size Ad	1428	Gross Are	2448	FinArea	1754

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 099.0-0004-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X21	A	AV	2017	3.87	T	5	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900